



City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Gaio, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: January 27, 2004
TO: City Council
VIA: Dennis R. Halloway, City Manager
FROM: Pamela Byrnes-O'Camb, City Clerk
SUBJECT: Minutes of January 6 and 13, 2004

RECOMMENDATION

It is recommended that the City Council approve the Minutes of January 6 and 13, 2004.

City of Loma Linda

City Council Minutes

Study Session of January 6, 2004

A study session of the City Council was called to order by Mayor Petersen at 6:12 p.m., Tuesday, January 6, 2004, in the Community Room of the Civic Center, 25541 Barton Road, Loma Linda, California.

Councilmen Present:

Mayor Floyd Petersen
Robert H. Christman
Robert Ziprick

Councilman Absent:

Mayor pro tempore Karen L. Hansberger
Stan Brauer

Others Present:

City Manager Dennis Halloway

No public participation comments were offered upon invitation of the Mayor.

CC-2004-001 – Workshop pertaining to proposed modifications to the Schedule of Fees and Charges for City Services

Finance Director DeAnda introduced the item, stating that the City Council had authorized Revenue and Cost Specialists, LLC to conduct the study. The study, formerly known as the MSI Report, had not been updated since 1997. She then introduced Eric Johnson of Revenue and Cost Specialists, LLC, who prepared the report. Mr. Johnson summarized the areas of current as well as potential revenue for services provided, explaining that the cost indicated represented the full cost to provide the service; the overhead cost was applied to the position; and the time spent on the task as well as the position accomplishing the task was identified. He also explained that some services were subsidized to the extent that the revenue did not meet the cost to provide the service; therefore, a portion of the cost of the service was being paid for by tax dollars.

City Manager Halloway reviewed new fees, services recommended to be subsidized, and indicated that some fees were reduced.

Councilman Christman suggested the report be studied and that it be distributed to the Budget Committee for input.

The meeting adjourned at 6:40 p.m.

Approved at the meeting of

City Clerk

City of Loma Linda

City Council Minutes

Regular Meeting of January 13, 2004

A regular meeting of the City Council was called to order by Mayor Petersen at 7:05 p.m., Tuesday, January 13, 2004, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Mayor Floyd Petersen
Mayor pro tempore Karen L. Hansberger
Robert H. Christman
Stan Brauer
Robert Ziprick

Councilman Absent: None

Others Present: City Manager Dennis Halloway
City Attorney Richard E. Holdaway

Councilman Ziprick led the invocation and Pledge of Allegiance. No public participation comments were offered upon invitation of the Mayor.

CC-2004-002 – Items to be Added or Deleted

At the request of the City Manager, "Public Hearing – Council Bill #R-2003-56, approving an Associate Membership Agreement between ABAG Finance Authority For Nonprofit Corporations and the City and the financing of an LLUMC project comprised of various medical equipment, office equipment, information technology equipment and construction projects" was deleted from the agenda.

Scheduled and Related Items

CC-2004-003 – Proclamation – American Heart Association "National Wear Red Day for Women," February 6, 2004 to raise awareness of cardiovascular disease, women's No. 1 killer

Mayor Petersen read the proclamation in its entirety and presented it to Cathy Grimes, a volunteer with the American Heart Association, and whose daughter received a heart transplant at LLUMC. Mrs. Grimes accepted the proclamation and spoke briefly.

CC-2004-004 – Presentation to Fire Engineer Don Mangus on the occasion of his retirement

Director of Public Safety Crawford introduced Mr. Mangus, stating that he had served the Department and the community for 31 years. He then extended best wishes and congratulations on his retirement.

Mayor Petersen then called Engineer Mangus forward and presented him with a plaque and engraved lamp commemorating his 31 years with the City. Mr. Mangus accepted the gifts, thanked the City Council, and spoke briefly about his experiences, the most frightening of which was the Panorama Fire.

CC-2004-005 – Public Hearing – Council Bill #R-2004-01 – Ordering Annexation No. 62 to Landscape Maintenance District No. 1

The public hearing was opened and Director of Public Works Thaipejr presented the report into evidence, stating that one of the Conditions of Approval for Tentative Tract Map 16259 was annexation into the Landscape Maintenance District. The petition requesting waiver of the 45-day notice period and the Assessment Ballot had been received. No other public testimony was offered and the public hearing was closed.

Motion by Christman, seconded by Hansberger and unanimously carried to adopt Council Bill #R1-2004-01.

Resolution No. 2313

A Resolution of the City Council of the City of Loma Linda ordering the levy and collection of assessments for Fiscal Year 2004/2005 within Landscape Maintenance District No. 1, Annexation No. 62, and confirming the Engineer's Report pursuant to the Landscape and Lighting Act of 1972

CC-2004-006 – Consent Calendar

Motion by Hansberger, seconded by Ziprick and unanimously carried to approve the following items:

The Demands Register dated December 23, 2003 with commercial demands totaling \$334,406.53 and payroll demands totaling \$174,523.33.

The Demands Register dated December 31, 2003 with commercial demands totaling \$1,593,849.69 and payroll demands totaling \$182,347.21.

The Demands Register dated January 13, 2004 with commercial demands totaling \$699,923.73.

The Minutes of December 16, 2003 as presented.

The December 2003 Treasurer's Report for filing.

Declaration of a trailer, vehicle and specified equipment as surplus and authorized disposition.

The installation of equipment at Hulda Crooks Park as complete and recordation of a Notice of Completion – Park Specialty, contractor.

Award of contract for construction of water transmission and waste discharge pipelines on Cooley Avenue to Dominguez General Engineering Contractor in the amount of \$248,000 with a contingency allocation of 10 percent; a contract for construction inspection and material testing to Cal West Consultants in an amount not to exceed \$14,495; a contract for construction survey to Joseph E. Bonadiman and Associates in an amount not to exceed \$3,700; and authorized transfer of funds in the amount of \$129,000 from Account No. 38-7200-8220 to Account No. 38-7200-8240.

A supplemental appropriation of \$17,420 for preparation of a Security Vulnerability Assessment (SVA) and award of contract to conduct an SVA of the City's water system.

The Quarterly Report from the Chamber of Commerce for filing and disbursement of funds pursuant to an agreement with the City.

CC-2004-007 – Award contract for the EPA San Timoteo Creek Habitat Project

Director of Public Works Thaipejr presented the report, stating that the EPA provided a grant to enhance habitat along the San Timoteo Creek. Loma Linda was designated as the lead agency for the project. Requests for Proposals were solicited from six consulting firms; two proposals were received. He then recommended that the contract for professional services to prepare the San Timoteo Creek Habitat Enhancement Plan be awarded to The Dangermond Group for \$189,167. He responded to questions.

Mr. Dangermond also responded to questions, stating that the scope of work also dealt with obtaining appraisals as well as other tasks related to land acquisition in Loma Linda and Redlands and to provide documentation required by the EPA.

Motion by Ziprick, seconded by Hansberger and unanimously carried to approve an agreement for Professional Services with The Dangermond Group to prepare the San Timoteo Creek Habitat Enhancement Plan.

Old Business

CC-2004-008 – Request by Ryland Homes to remove or amend a Condition of Approval from Precise Plan of Design (PPD) No. 03-02 for the Implementation of Connected Community Requirements (Continued from December 16)

Director of Community Development Woldruff stated that no new information had been received from Ryland Homes; however, meetings with Information Systems Director Hettrick regarding the Condition of Approval and compliance with the Connected Community Program had taken place. She indicated that Ryland Homes would like to delay action on the subject item until after their request to establish a Community Facilities District was considered. Unless other action was taken, the Condition of Approval remained as determined by the Planning Commission.

Councilman Christman acknowledged the article in the Press Enterprise regarding Loma Linda's Connected Community Program, and indicated that he would uphold the Planning Commission's Condition of Approval.

Scott McKhann of Ryland Homes addressed the City Council, stating that Ryland Homes was fully complying with the Connected Community Program and had met with City Manager Halloway relating to a Community Facilities District to help offset the financial impacts of the Connected Community Program to the development. He then asked that the subject item be continued until subsequent to a decision relating to the Community Facilities District.

By common consent, the item was suspended pending a decision relating to the establishment of a Community Facilities District.

New Business

CC-2004-009 – Request from Ryland Homes to establish a Community Facilities District (CFD) at the Mission Trails Development – Tract 16341 on the south side of Mission Road

Scott McKhann of Ryland Homes requested that a Community Facilities District be established to help offset the costs of the project and implementation of the Connected Community Program. He added that installation of a storm drain one-half mile offsite, was also a financial issue. He indicated that the CFD would remain under a 1.8 percent total tax rate to the homebuyer. The homebuyer would have the option of paying their portion of the CFD at the time of purchasing their home.

Discussion ensued.

Motion by Christman, seconded by Hansberger to deny the request to establish a Community Facilities District at the Mission Trails Development, Tract 16341.

Mr. McKhann responded to questions, stating that \$3 million was required for the CFD for efficiency; other fees and charges would also be offset. The proceeds would be applied to sewer capacity, water capacity, fire equipment and station, general facilities, and traffic fees. He noted that the City estimated the implementation of the Connected Community Program to be \$600,000; Ryland's estimate was about \$1 million.

Councilman Christman noted that a CFD would be acceptable if there were extraordinary features, such as a golf course, clubhouse, or some other feature that was tied to the development in a greater way than a standard housing development.

Discussion ensued.

The Mayor then called for the vote which **carried unanimously**.

CC-2004-008 – Request by Ryland Homes to remove or amend a Condition of Approval from Precise Plan of Design (PPD) No. 03-02 for the Implementation of Connected Community Requirements (Continued)

Motion by Hansberger, seconded by Christman to deny the appeal.

Scott McKhann of Ryland Homes stated that while Ryland supported the Connected Community Program, it was Ryland's opinion that the condition was placed on the development at the time the Precise Plan of Design was being discussed, subsequent to the Tentative Map being approved. He noted that he had suggested a compromise be made to allow Ryland to install only certain components of the Program rather than the complete Connected Community Program.

Councilman Christman noted that the Program was a significant benefit to the development and that because of recent press articles concerning the Program, the Mission Trails Development was spotlighted.

The Mayor called for the vote which **carried unanimously**.

Reports of Councilmen

Mayor Petersen commented on the speed of traffic on Van Leuven Street. Director of Public Works Thaipr stated that the Traffic Advisory Committee had recently recommended that three-way stop signs be installed at the intersection of Van Leuven Street and Poplar Street. The item would be submitted to the City Council in the near future.

Mayor Petersen also acknowledged students from Loma Linda Academy, who were attending the meeting as part of their government class. He also suggested that the students join the Mayor's Student Advisory Council, which meets periodically to discuss issues facing the City.

Mayor pro tempore Hansberger stated that she and staff members had been working on getting dog training classes for Loma Linda residents and those of surrounding communities. She announced that an agreement was pending with Sheila McKee, who trains dogs as a profession is FEMA certified, and was part of the search and rescue team during the recent floods. She indicated that the training classes would begin in February and those interested could contact Joanne Heilman in the Administration Office.

Mayor Petersen announced, with sadness, the recent death of J. J. Ramirez, well known for management of orange groves. He expressed condolences to the Ramirez family.

Councilman Ziprick suggested that "Ramirez" be added to the list of street names in that it would be appropriate to name a street after him. Director of Community Development Woldruff stated that the Historical Commission had met recently to update the street name list, and the Ramirez name was added to the list, which would be submitted to the City Council for formal approval in the near future.

The meeting adjourned at 7:58 p.m.

Approved at the meeting of

City Clerk